



Smith and Friends are delighted to offer to the market this extended and much improved three/four bedroom mid terraced house in this popular area of Hartlepool. Generously proportioned rooms and well presented throughout the accommodation briefly comprises of: entrance hallway, lounge, separate dining room, fitted kitchen and conservatory. To the first floor are three bedrooms and the family bathroom. The attic is accessed via the fixed staircase. Externally is a large enclosed rear garden and a small enclosed front garden.

Thornhill Gardens, Hartlepool, TS26 0HX
3 Bed - House - Mid Terrace
£140,000
EPC Rating: C
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Thornhill Gardens, Hartlepool, TS26 0HX

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14'3" x 13'3" (4.35 x 4.05)

DINING ROOM

14'3" x 12'5" (4.35 x 3.8)

KITCHEN

7'8" x 9'10" (2.35 x 3.02)

CONSERVATORY

9'11" x 7'8" (3.04 x 2.34)

FIRST FLOOR

BEDROOM 1

12'5" x 11'7" (3.81 x 3.54)

BEDROOM 2

12'5" x 8'10" (3.80 x 2.70)

BEDROOM 3

11'5" x 5'1" (3.50 x 1.55)

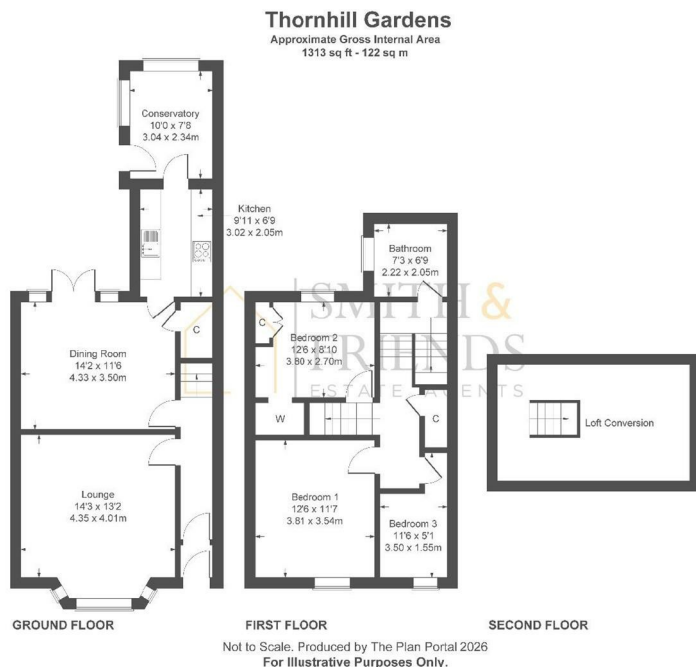
FAMILY BATHROOM

ATTIC

17'8" x 10'11" (5.39 x 3.35)

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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